



Planning Board Special Agenda

Town of Swansboro

Tuesday, July 11, 2023

I. Call to Order

II. Approval of Minutes

III. Business

a. Text Amendment to 152.179 Table of Permitted/Special Uses

Presenter: Rebecca Brehmer, Projects/Planning Coordinator

The Town received a request from Swansboro High School to allow the replacement of the existing band tower in the front yard of the High School. Since 2000, accessory structures have not been permitted in front yards. However, in 2020 Ordinance 2020-06 was passed to allow accessory structures in the front yard on lots two (2) acres or greater. The purpose of this amendment is to include Government/Educational (G/E) properties to be permitted as a use in this category.

Recommended Action: Motion to recommend text amendment with Comprehensive Plan Consistency Statement to the Board of Commissioners.

b. Amendment to the CAMA Land Use Plan

Presenter: Rebecca Brehmer, Projects/Planning Coordinator & Andrea Correll, AICP, Planner

Based on input from the Planning Board meeting on June 6, 2023, the purpose of this land use amendment is to clarify the recommendations from Appendix A concerning environmentally sensitive areas.

Our goal in doing this is to include not only all wetlands, but all environmentally sensitive areas in the CAMA Land Use Plan. These discussions are the result of the recent Supreme Court Case 21-454 Sackett v. EPA, which limits the regulatory power of the EPA. This limits protection to wetlands only connected to other water sources.

The text amendments to further protect environmentally sensitive areas by incorporating business cluster development to the Town UDO will follow at a later date.

Recommended Action: Recommend amending the proposed excerpts from CAMA Land Use Plan Appendix A, changing specific wetland references to the environmentally sensitive areas. This amendment is consistent with the Comprehensive Plan Consistency Statement.

IV. Chairman/Board Thoughts/Staff Comments

V. Public Comments

VI. Adjournment